



Housing Policy and Practices Advisory Group

Staff Report: Technical Issues

1) Consistency in Site Identification

Discussion: To analyze and evaluate the housing element and other plans such as the SCS, the sites inventory needs a consistent reporting format. However, the statute allows for each jurisdiction to determine its own “unique identifier” for purposes of site identification which makes it difficult to analyze and evaluate against other plans and other jurisdictions. While most jurisdictions use APN’s, formats vary from element to element. By modifying the statute to require the use of APNs, the housing element sites inventory can be a more useful data source for analysis and evaluation.

Relevant Government Code Sections:

65583.2.(b)The inventory of land shall include all of the following:

(1) A listing of properties by parcel number or other unique reference.

HCD Preliminary Proposals:

A) Modify the statute to remove the reference to “other unique reference”

Type of Recommended Change			
<input type="checkbox"/> Policy	<input type="checkbox"/> Procedural	<input checked="" type="checkbox"/> Legislative	<input type="checkbox"/> No Change

2) Governmental Constraints: Allowable Density

Discussion: To meet rezone requirements, some jurisdictions are applying the required 20 units per acre minimum as also a maximum. This precludes a range of density which can be a potential governmental constraint on development resulting from site constraints, financial considerations, and other development factors. Currently, jurisdictions must analyze development standards as a constraint

Relevant Government Code Sections:

65583.2(h) *-The program required by subparagraph (A) of paragraph (1) of subdivision (c) of Section 65583 shall accommodate 100 percent of the need for housing for very low and low-income households allocated pursuant to Section 65584 for which site capacity has not been identified in the inventory of sites pursuant to paragraph (3) of subdivision (a) on sites that shall be zoned to permit owner-occupied and rental multifamily residential use by right during the planning period. These sites shall be zoned with minimum density and development standards that permit at least 16 units per site at a density of at least 16 units per acre in jurisdictions described in clause (i) of subparagraph (B) of paragraph (3) of subdivision (c) and at least 20 units per acre in jurisdictions described in clauses (iii) and (iv) of subparagraph (B) of paragraph (3) of subdivision (c).*

HCD Preliminary Proposals:

A) Modify the statute to clarify sites rezoned to accommodate a shortfall allow for a range of densities. Example of modifying last sentence: *These sites shall be zoned "for a range of density" with minimum density and development standards that permit at least 16 units...*

Type of Recommended Change			
<input type="checkbox"/> Policy	<input type="checkbox"/> Procedural	<input checked="" type="checkbox"/> Legislative	<input type="checkbox"/> No Change